



Agenda Item Number: \_\_\_\_\_

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

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**Meeting Date:** May 23, 2006

**Department:** Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

**TITLE:** CONSENT: Special Use Permit for a Specific Use for Beauty Shop (CSU-60013)

### **COUNTY PLANNING COMMISSION RECOMMENDATION:**

Approval

### **SUMMARY:**

At the April 5, 2006 public hearing, the County Planning Commission voted (6-0; Commissioner Montano excused) to recommend approval of a Special Use Permit for a Specific Use for Beauty Shop on Lot 35, Del Rio Acres, located at 2408 Del Norte Drive SW, on the northwest corner of Rio Bravo Boulevard and Del Rio Road, zoned R-1, containing approximately .91 acres. The decision was based on four (4) Findings and subject to the following seventeen (17) Conditions.

#### Findings:

1. This is a request for a Special Use Permit for a Specific Use for Beauty Shop on Lot 35, Del Rio Acres, located at 2408 Del Norte Drive SW, on the northwest corner of Rio Bravo Boulevard and Del Rio Road, zoned R-1, containing approximately .91 acres.
2. This request is consistent with Resolution 116-86 in that Southwest Area Plan Policy 41 recommends balancing local business use while protecting the quality of life for existing neighborhoods.
3. This request has substantial neighborhood support.
4. This request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan in that Policy I calls for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

#### Conditions:

1. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center.

2. A six (6) foot solid wall or fence shall be located on all sides of the site, which abut residential uses. A six (6) foot landscape buffer shall be located parallel to the inside face of the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
3. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
4. Street trees shall be planted at thirty (30) feet on center along Del Norte Drive SW and Del Rio Rd SW.
5. The applicant shall provide hard surfacing or other appropriate surface material to cover the ground area proposed for vehicle parking in order to prevent dust and maintain air quality for the surrounding area.
6. Any development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the flood insurance requirements of the Federal Emergency Management Agency (FEMA).
7. No outdoor speakers or amplified sound systems shall be permitted.
8. Elevation certificates prepared by a surveyor registered in the State of New Mexico are required of any future structure(s) or structure addition(s) with substantial improvements (50%) within a floodplain. The lowest floor elevation including a basement must be above the Base Flood Elevation (BFE) shown on Flood Insurance Rate Maps (FIRMs) prepared for this area.
9. The applicant shall obtain City of Albuquerque Air Quality Division Permits for Fugitive Dust Control. A copy of the permit shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
10. The applicant shall meet all requirements of the Bernalillo County Office of Environmental Health.
11. This property is subject to the Bernalillo County Code Chapter 38. Prior to any development or additional development of this property, a grading and drainage plan shall be submitted meeting the requirements of this code.
12. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
13. A Traffic Impact Analysis (TIA) shall be submitted prior to the development of this site. the Public Works Division shall review and approve the TIA. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
14. Primary access shall be located on Del Norte Drive and an emergency or secondary access shall be located on Del Rio Road.
15. The Special Use Permit shall be issued for 10 (ten) years.
16. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners approval.

17. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (April 10, 2006).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

**STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval